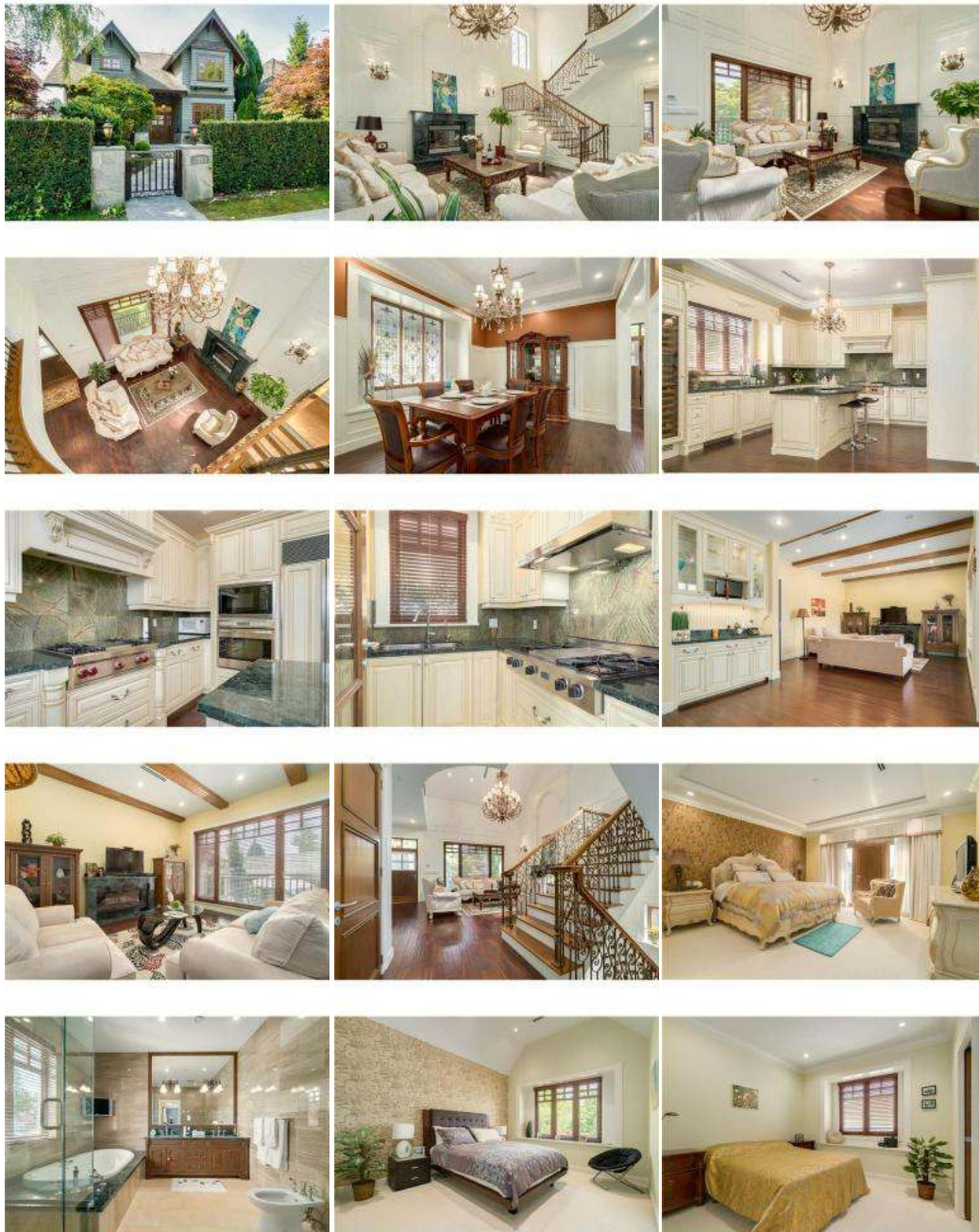


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2568 W 45TH AV, Vancouver, British Columbia V6N3L1

\$4,489,000

Listing ID: V1122664

4 6

Property Type Single Family	Building Type House	Title Freehold
Land Size 6039 sqft	Built in 2008	

[Show measurements in](#) Imperial

Description

Custom built home in Kerrisdale with luxurious interior design. This beautiful home boasts over 4200 square ft living space features double height living room, beautiful hardwood flooring, gourmet kitchen & wok kit with top-of-the-line appliances, high end cabinetry, granite countertops & backsplash, A/C, HRV, radiant floor heating. Upstairs with 3 bedrooms (all ensuites). South facing master bedroom with spa-like bath. Basement has a huge rec room with wet bar, media room, guest bedroom, sauna room. 3-car garage & beautifully landscaped garden. 1 block to Elm Park and Few blocks to Crofton School House, Kerrisdale Elem catchments. Close to Point Grey Sec, shopping, restaurants, cafe and banks along 41st Ave.

Details

Amenities Nearby Recreation, Shopping	Appliances Included All	Features Central location, Private setting
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Building

Architecture Style 2 Level	Basement Features Unknown	Basement Type Unknown (Finished)
Bathrooms (Total) 6	Cooling Air Conditioned, Unknown	Fireplace 2
Floor Space 4226 sqft	Style Detached	

Land

Frontage
49 ft ,6 in

Walk Score®

Walk Score®:
Very Walkable

76

Winnie Y Chung

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Data provided by : [Real Estate Board Of Greater Vancouver](#)

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